



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CA 90012



**MARK J. SALADINO**

TREASURER AND TAX COLLECTOR

July 12, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

5 JULY 12, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES  
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2670  
(3 VOTES)**

**SUBJECT**

The City of Glendale is seeking to buy three (3) tax defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The City of Glendale intends to utilize the properties for open space and debris basin purposes.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Mayor to sign the Purchase Agreement Number 2670 of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Glendale (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the City of Glendale, which intends to utilize the properties for open space and debris basin purposes.

## **Implementation of Strategic Plan Goals**

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcels are identified for appropriate public purposes.

## **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcels' map, showing the dimensions and general locations of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and

Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

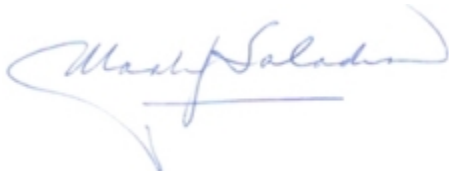
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASES**

**FIFTH SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2670**

**AGENCY**

City of Glendale  
Public Agency

Selling price of these parcels  
shall be \$4,045.68\*

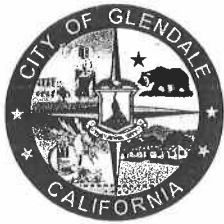
Public Agency intends to utilize  
properties for open space and  
debris basin purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 <sup>th</sup>	CITY OF GLENDALE	5607-024-014	\$ 1,488.47
5 <sup>th</sup>	CITY OF GLENDALE	5630-023-003	\$ 1,256.93
5 <sup>th</sup>	CITY OF GLENDALE	5654-025-012	\$ 1,300.28

**AGREEMENT NUMBER 2670**

**CITY OF GLENDALE**

**FIFTH SUPERVISORIAL DISTRICT**



**CITY OF GLENDALE, CALIFORNIA**  
COMMUNITY PLANNING DEPARTMENT  
Planning Division

633 East Broadway, MSB Room 103  
Glendale, California 91206-4386  
Tel (818) 548-2115; (818) 548-2140  
Fax (818) 240-0392  
[www.ci.glendale.ca.us](http://www.ci.glendale.ca.us)

August 11, 2010

DISTRICT	LOCATION	AGREEMENT
5	City of Glendale	2670

County of Los Angeles Treasurer and Tax Collector  
225 No. Hill Street, Room 130  
Los Angeles, CA 90012  
Attn: Ms Maribelle deLeon, Chapter 8 Unit

Subject: Letter of the City of Glendale Objection to Sale of Parcels within the City of Glendale  
from the 2010A Tax Sale to be Held on October 18, 19 and 20, 2010

Dear Ms. deLeon:

The City of Glendale objects to the sale of property shown on the attached List of Tax Sale  
Parcels – 2010A and requests that they be removed from the 2010A Tax Sale to be held on  
October 18, 19 and 20, 2010.

It is my understanding that a Chapter 8 Agreement will be submitted to the City to complete  
the purchase of the property identified on the City's List unless said property is redeemed or  
otherwise removed from the Tax Sale. The City's objection to the sale of the subject property  
from the Tax Sale List and the City's interest therein is not to be construed as intent on the  
part of the City or any official to make any determination on the merits of any development  
application, filed or proposed for the parcel covered herein.

Enclosed is a check for \$300 payable to the Los Angeles County Tax Collector for the one-  
time preliminary research fee of \$100 per parcel for the three parcels to be removed from the  
sale.

Should you have any questions concerning this matter, please call either Laura Stotler at  
(818) 548-2140 or Mike Mathias at (818) 548-3945 x8340.

Sincerely yours,

A handwritten signature in black ink, appearing to read "James E. Starbird".

James E. Starbird  
City Manager

Attachments: List of Tax Sale Parcels – 2010A and \$300 Check

cc: Hassan Haghani, Director of Community Planning  
Stephen M. Zurn, Director, Public Works  
Scott Howard, City Attorney  
Christina Sansone, Senior Assistant City Attorney

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: CITY OF GLENDALE
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 5607-024-014; 5630-023-003; 5654-025-012
3. State the purpose and intended use for *each* parcel: Open Space (5607-024-014 and 5654-025-012)  
Open Space and debris basin (5630-023-003)

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

[Signature]  
Authorized Signature

Assistant to City Manager  
Title

12/15/10  
Date

APPROVED AS TO FORM

[Signature]  
Counsel - Public Works

AGREEMENT # 2670

12-6-10

## MOTION

Moved by Council Member Quintero,  
seconded by Council Member Weaver, that  
the City Manager is hereby authorized to submit to the County of Los Angeles a request  
to remove tax defaulted property which has been noticed for sale in the City of  
Glendale, including the payment of a fee therefor. The property is more particularly  
described as Assessors Parcel numbers 5607-024-014, 5630-023-003 and 5654-025-  
012. Further, should it be required by the County, or the property not be redeemed by  
the owner or owners, the City Manager is authorized to execute any and all documents  
necessary in preparation of securing title to the property in the name of the City of  
Glendale.

Vote as follows:

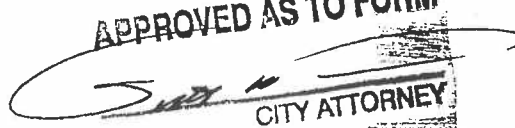
Ayes: Drayman, Friedman, Quintero, Weaver, Najarian

Noes: None

Absent: None

Abstain: None

THE MOTION WAS ADOPTED AT THE REGULAR MEETING OF THE GLENDALE CITY COUNCIL  
HELD ON: Tuesday, August 10, 2010.

APPROVED AS TO FORM  
  
CITY ATTORNEY  
DATE 8-10-10

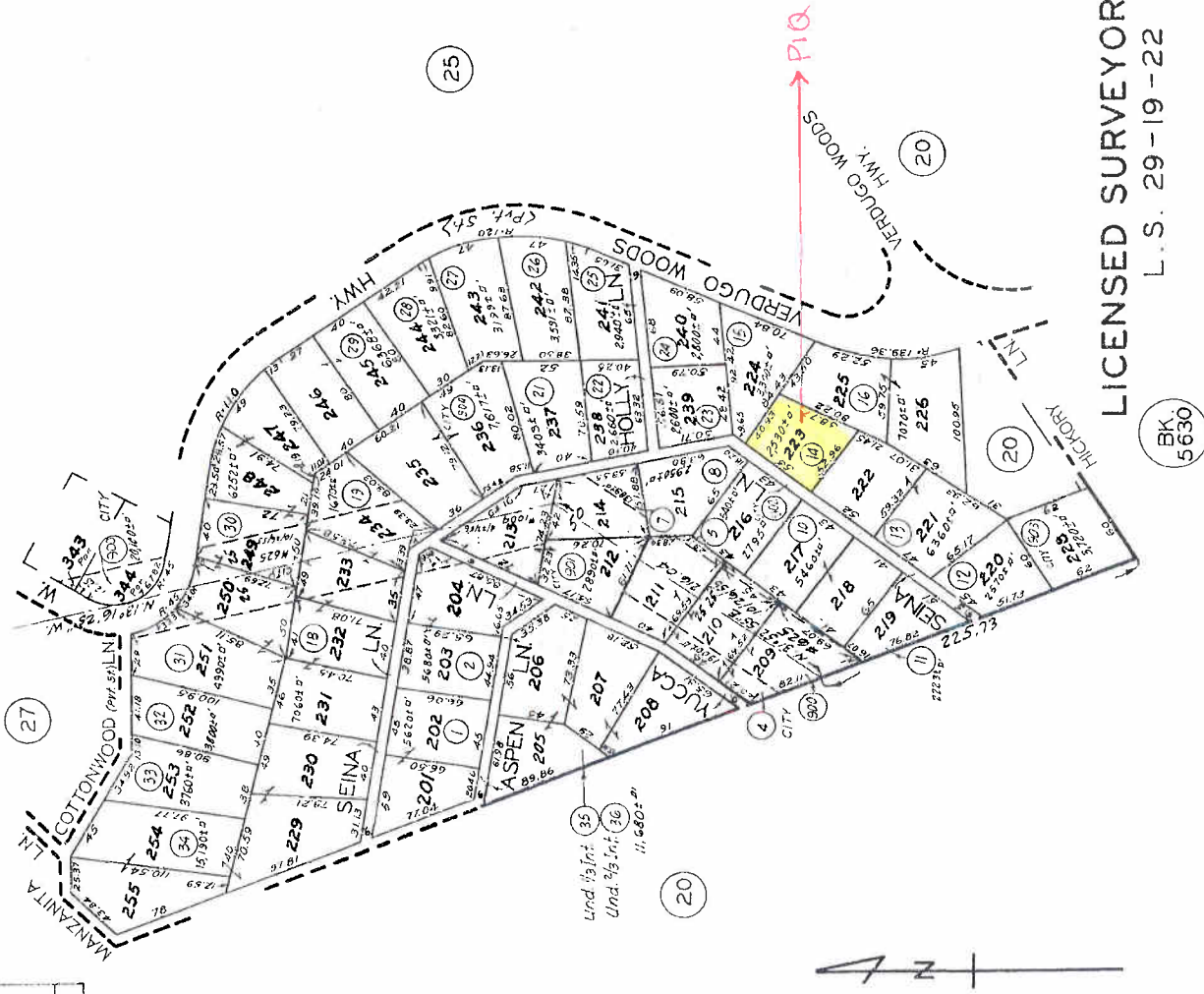


2010A Tax Sale Parcels 8-11-2010 Purchase Attachment

ID	SaleNo	APN	Address	Sq. Ft.	Min. Bid	Owner	Purpose	Comments
1	2963	5607024014	LICENSED SURVEYOR'S MAP AS PER BK 29 PG 19 TO 22 OF L S LOT 223	2,530	\$1,449.00	Jesuit Seminary Association	Open Space	Mountain Oaks
2	2976	5630023003	TRACT NO 4881 LOT COM AT MOST N COR OF LOT 4 TH S ONE LINE OF SD LOT TO SE LINE OF SD LOT TH SW THEREON 52.62 FT TO A LINE WHICH EXTENDS FROM A PT IN SD SE ... SEE MAPBOOK FOR MISSING PORTION ... LOT 4	4,600	\$1,231.00	Norman Poulsen	Open Space; Debris basin	Vacant
3	2985	5654025012	TRACT # 9088 LOT 362	4,700	\$1,272.00	Bert A Watson	Open Space	Pasa Glen

5607	24
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SCALE 1" = 80'



CODE  
4045

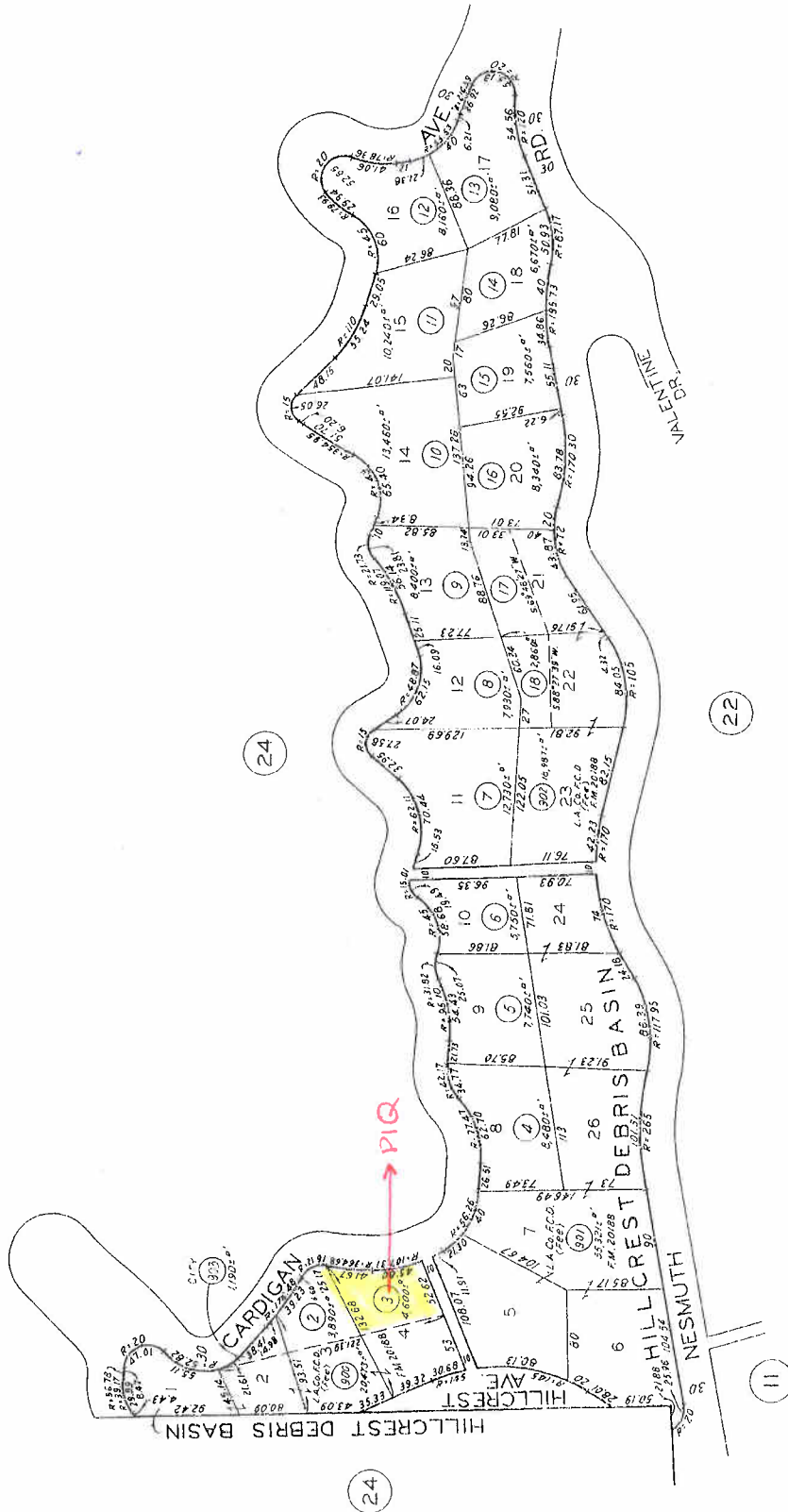
NO. 353 FOR PREV. ASSMT. SEE:  
5609 - 13

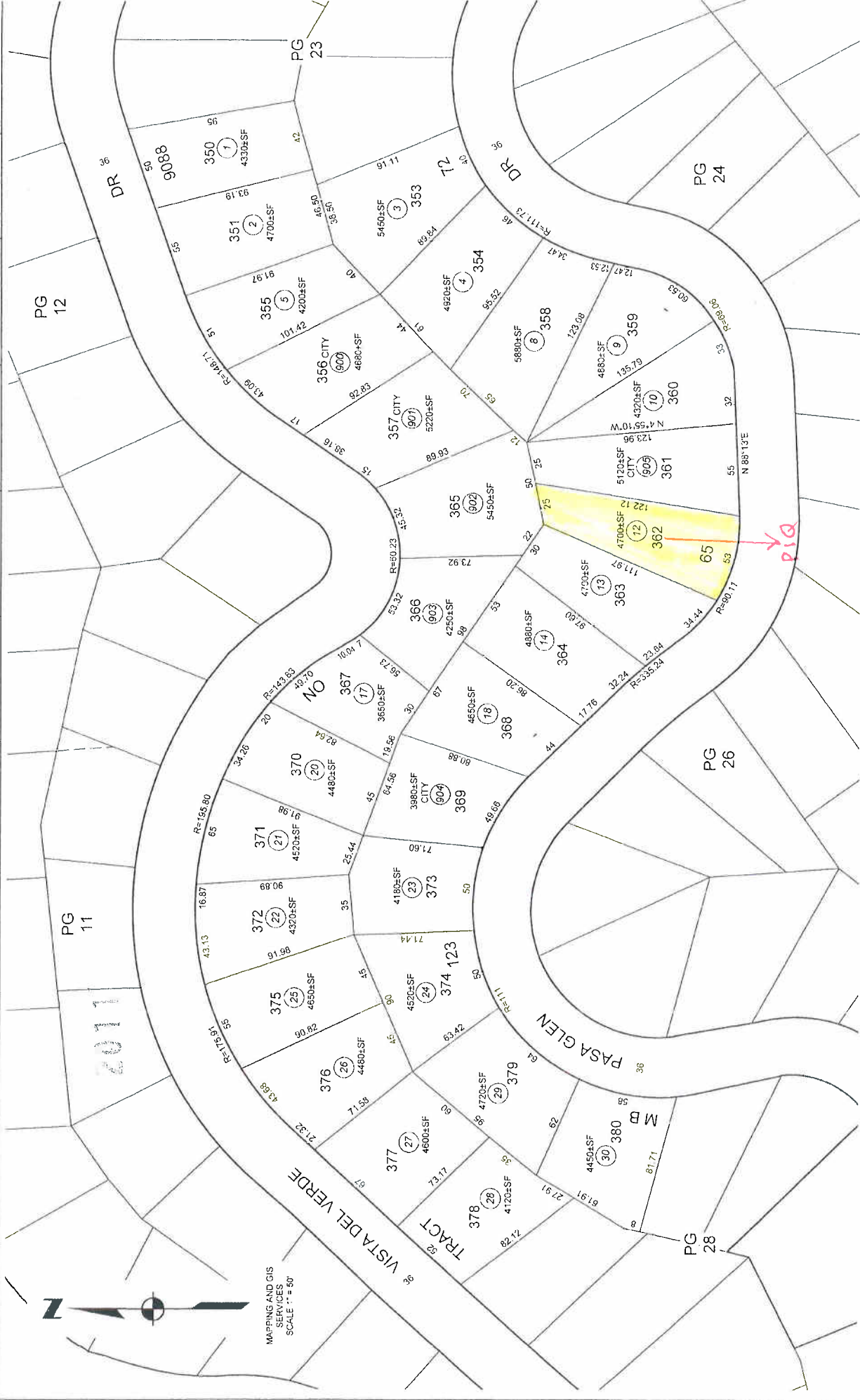
L.S. 29-19-22

The Private Streets are assessed on page 20 as a part of Lot 401.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

2008





**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF GLENDALE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By   
Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

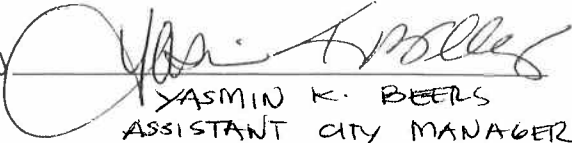
0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2670

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:  
**CITY OF GLENDALE**

By   
YASMIN K. BEERS  
ASSISTANT CITY MANAGER

(Seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By \_\_\_\_\_  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Mayor of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2670**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENDALE	2003	5607-024-014	\$1,488.47*	OPEN SPACE

**LEGAL  
DESCRIPTION**

LICENSED SURVEYOR'S MAP AS PER BK 29 PG 19 TO 22 OF L S LOT 223

CITY OF GLENDALE	2005	5630-023-003	\$1,256.93*	OPEN SPACE; DEBRIS BASIN
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**LEGAL  
DESCRIPTION**

TRACT NO 4881 LOT COM AT MOST N COR OF LOT 4 TH S ON E LINE OF SD LOT TO SE LINE OF SD LOT TH SW THEREON 52.62 FT TO A LINE WHICH EXTENDS FROM A PT IN SD SE LINE NE THEREON 53 FT FROM MOST S COR OF SD LOT TO MOST N COR OF LOT 2 TH NW ON SD EXTENDED LINE TO NW LINE OF SD LOT 4 TH NE THEREON TO BEG PART OF LOT 4

CITY OF GLENDALE	2005	5654-025-012	\$1,300.28*	OPEN SPACE
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**LEGAL  
DESCRIPTION**

TRACT # 9088 LOT 362

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.